



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033
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CITY OF KIRKLAND
NOTICE OF APPLICATION
BRIDLESTONE ESTATES, CASE NO. [SUB15-00572](#)

PROPOSAL: KLN Construction, the applicant, is requesting a Process IIB rezone changing the zoning from RS 35 (35,000 sq. ft. minimum lot size) to RS 12.5 (12,500 sq. ft. minimum lot size). The project also includes a request to: subdivide the property into 35 lots for the construction of single family residences; fill a portion of the wetland and reduce the standard wetland buffer to provide road access to the property and install right-of-way improvements along 116th Avenue NE; install a culvert/bridge to widen the road access; and, install a piped storm water outfall into the wetland buffer. All existing structures are proposed for demolition. The application was received by the City on March 28, 2015 and was deemed complete on June 25, 2015.

LOCATION: [4600](#), [4602](#), [4608](#), [4626](#), [4630](#), & [4646 116th Ave NE](#).

NEIGHBORHOOD: Bridle Trails

REVIEW PROCESS: The decision on this application will be made by the City Council, based on a recommendation from the City's Hearing Examiner. The process involves an opportunity for public comment in writing or at a public hearing to be held by the Hearing Examiner. Prior to the hearing, the Planning Department will prepare a staff report making a recommendation on the application. Following the hearing, the Hearing Examiner will make a recommendation to approve, modify or deny the application. The City Council will make a decision on the application based on the recommendation of the Hearing Examiner and the record of comments and information provided to the Hearing Examiner. The decision will be based on whether the application complies with Kirkland's Zoning Code and other applicable codes. **A hearing date has not yet been set. Notice of the hearing will be given at least 14 days before the hearing.**

PUBLIC COMMENT: Written comments received prior to 5 p.m. on July 21, 2015 will be considered by the Planning Department in preparing its recommendation and staff report to the Hearing Examiner. Written comments may be submitted to the Hearing Examiner at any time before the close of the public hearing. Oral comments may be provided at the hearing. Those who provide written or oral comments before the close of the public hearing, will receive a copy of the Hearing Examiner's decision for a IIB Permit. Others may obtain copies from the Planning Department. ***Send written comments to project planner Désirée Goble, 123 5th Avenue, Kirkland, WA 98033 or to email address dgoble@kirklandwa.gov. Please indicate your name, mailing address and e-mail address and refer to permit number SUB15-00572.***

APPEALS: The City Council's decision is the final decision of the City. Judicial review may be requested pursuant to state law.

FOR MORE INFORMATION: For more information about this application, please contact project planner, Désirée Goble, City of Kirkland Planning Department at 425.587.3251 or dgoble@kirklandwa.gov. (Additional information is available at www.mybuildingpermit.com). Application materials are contained in the official file available in the Planning Department, 123 5th Avenue, Kirkland, 8 a.m.–5 p.m. Mon.–Fri. Existing environmental documents that evaluate the proposal include: Arborist Report, Critical Areas Report and Mitigation Plan, Geotechnical Report, Storm Drainage Analysis, Traffic Study, Geotechnical Report for Onsite Stormwater Disposal, and Fireflow Analysis.

Publishing Date: July 2, 2015

